

OFFICE OF THE ZONING ADMINISTRATOR  
FINAL AGENDA

Meeting of December 7, 2004

Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, California 92123  
Hearing Room

8:30 a.m.

NEW BUSINESS

Minor Use Permits:

1. French Second Dwelling Unit, ZAP 04-019, Bonsall Community Planning Area, General Plan Designation (19) Intensive Agriculture, (A70) Single-Family Residential (M. Wright)

The project is located at 32082 Taliesin Way in the Bonsall Community Planning Area. This is a request for a Minor Use Permit to allow a second dwelling unit that contains a living area greater than 30% of the existing primary dwelling unit, but not exceeding 50% of the living area of the existing residence or 1,200 square feet, whichever is less. The second dwelling unit will be a 1,000 square foot, one story, two-bedroom residence with a 432 square foot attached garage. Architectural style and finish materials including roof shingles and paint color will match the existing residence. The proposed second dwelling unit would be located at the northeastern end of the parcel and have access from a proposed driveway connecting to an existing road easement (Taliesin Way). The project site is a 2.14-acre parcel with an existing 2,430 square foot single-family residence. The parcel is zoned (A70) Single-Family Residential, which permits the development of a second dwelling unit subject to a Minor Use Permit, pursuant to Section 6156(x) of the Zoning Ordinance. The parcel is designated (19) Intensive Agriculture under the General Plan.

2. Ronk Second Dwelling Unit, ZAP 04-009, Lakeside Community Plan Area, (RS4) Use Regulation Single-Family Residential (G. Wright)

This is a request for a Minor Use Permit to allow a second dwelling unit that contains a living area greater than 30% of the living area of the existing primary dwelling unit, not to exceed 50% of the living area of the existing residence, or 1,200 square feet, whichever is less. The proposed project would be sited on a parcel currently occupied by a 2,059 square foot single-family residence. The project proposes to build a one story, two-bedroom second dwelling unit pursuant to Section 6156 (x) of the Zoning Ordinance. The structure will have 972 square feet of living space with two outdoor parking spaces allocated on the front yard of the property (approximately 490 square feet), in front of the second dwelling unit

pursuant to Section 6787(c) and (d) of the Zoning Ordinance. Access will be off of a cul-de-sac and the driveway to the existing residence. A six-foot high wooden fence and landscaping will screen the second dwelling from the neighbors. Architecture and construction materials will match the existing residence, including stucco siding colors and roofing materials. The property is zoned (RS4) Single-Family Residential which permits the development of a second dwelling unit subject to a Minor Use Permit (Section 6156[x] of the Zoning Ordinance). The subject property is designated (5) Residential. The project is located at 11907 Lila Hill Lane in the Community Planning Area of Lakeside.

**“THIS AGENDA IS NOW AVAILABLE ON THE COUNTY OF SAN DIEGO’S WEBSITE AT “WWW.CO.SAN-DIEGO.CA.US”. VISIT THE DEPARTMENT OF PLANNING AND LAND USE WEB PAGE AT “WWW.SDCDPLU.ORG.””**